



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAR 27 1980

CITY PLANNING DEPARTMENT  
915 "I" STREET  
CITY HALL - ROOM 308  
SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

Marty Van Duyn  
[REDACTED]  
PLANNING DIRECTOR  
March 26, 1980

City Council  
Sacramento, California

**APPROVED**  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

- SUBJECT:
1. Rezone from R-1 to R-1A
  2. Subdivision Modification to waive water and sewer service connections
  3. Tentative Map (P-8926)

LOCATION: Southeast corner of Grand River Drive and Del Oak Way

SUMMARY

The applicant requests the necessary entitlements to divide 0.2+ acre into two half-plex lots. The Planning Commission, in concurrence with the staff, recommended approval of the requests subject to conditions. The Planning Commission also approved a special permit to allow two half-plex units.

BACKGROUND INFORMATION

The project involves a corner lot located in the River Oaks Ranch, Unit 1 Subdivision. Construction of the residential units in the subdivision has not yet begun. The proposal for the half-plex unit is compatible with the future single family dwellings that will be constructed.

The City Water and Sewer Department recommends a waiver of the water and sewer service connections between the main line and the lot until such time as the building permits are obtained. The Department recommends the waiver because the street improvements are already constructed and because the Department prefers not to have inactive service lines to avoid illegal hookups and deterioration of the unused connections.


VOTE OF COMMISSION

On February 28, 1980, by a vote of nine ayes, the Planning Commission granted the special permit and recommended approval of the project subject to conditions.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,

  
Marty Van Duyen  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

  
Walter J. Slipe City Manager

MVD:DP:bw

April 1, 1980  
District No. 8

Attachments  
P-8926

CITY PLANNING COMMISSION

JAN 29 1980

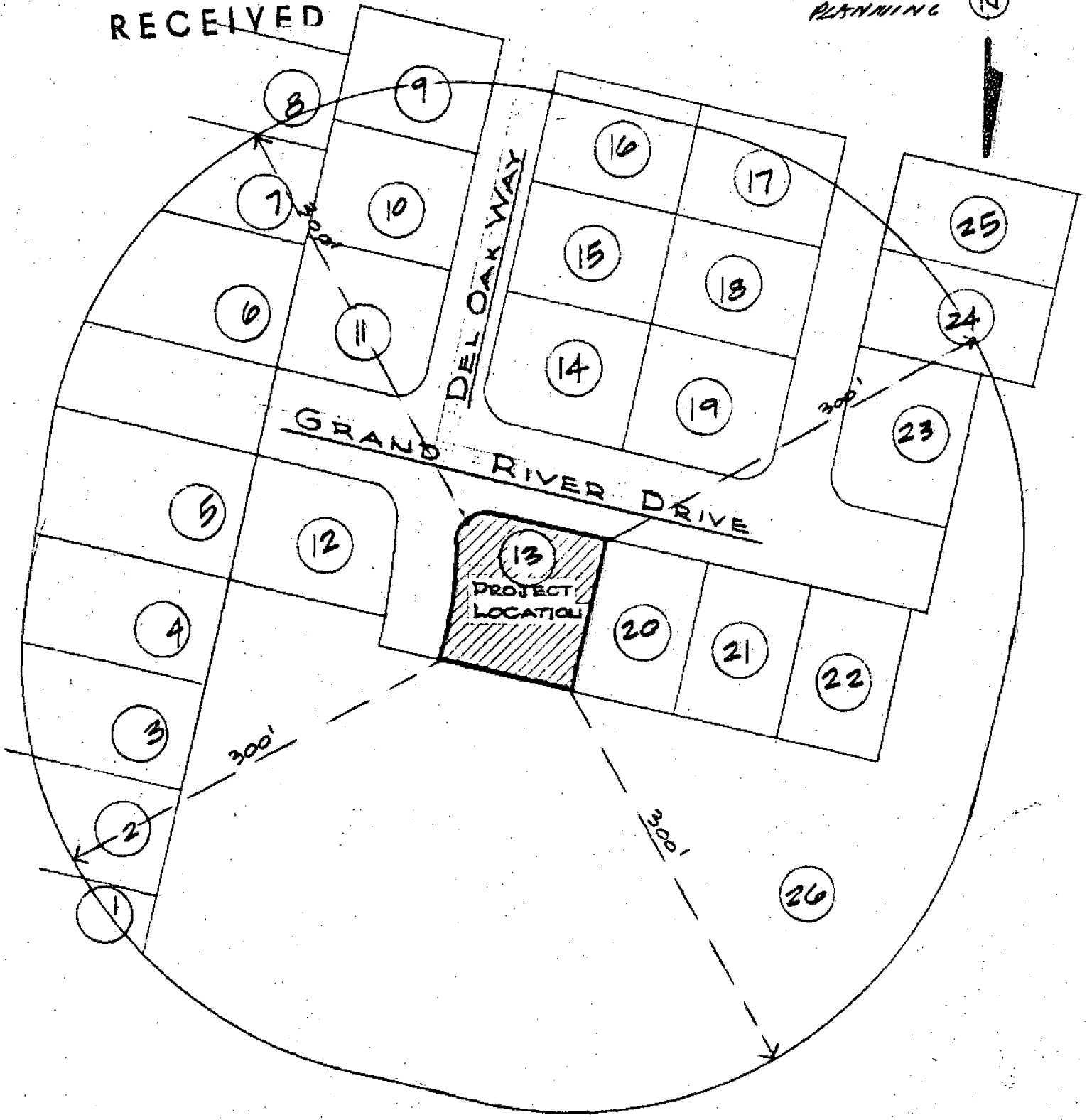
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0 10 20 30 40 50

SCALE:

To: CARL PROBST

RETURN TO: G. ZIEGENFUS  
PLANNING



P-8926

February 28, 1980

Item NO. 9

KEY MAP TO PROPERTY-OWNER LIST.

LOT 20, RIVER OAKS RANCH UNIT NO. 1

STAFF REPORT CORRECTED 2-28-80  
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Viggo Mathiesen, 708 Alhambra Boulevard, Sacramento, CA 95816  
OWNER Lyon Mutual Investment Co., Inc., 2580 Fair Oaks Blvd., Sacto., CA  
PLANS BY Viggo Mathiesen, 708 Alhambra Boulevard, Sacramento, CA 95816  
FILING DATE 1-28-80 50 DAY CPC ACTION DATE \_\_\_\_\_ REPORT BY: TM:bw  
NEGATIVE DEC. 2-15-80 EIR \_\_\_\_\_ ASSESSOR'S PCL. NO. 031-540-20

APPLICATION:

1. Negative Declaration
2. Rezone .2+ vacant acre from Single Family R-1 to Townhouse Condominium R-1A, or more restrictive zoning.
3. Special Permit to establish two, 2-story, 1,900 square foot half-plexes on a corner lot (P-8926)
4. Tentative Map to divide .2+ vacant acre into two half-plex lots
5. Subdivision Modification to waive water and sewer service connections

LOCATION:

Southeast corner of Grand Oaks Way & Del Oaks Way

PROJECT INFORMATION:

General Plan Designation: Residential  
1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, residential; R-1  
South: Vacant, residential; R-1  
East: Vacant, residential; R-1  
West: Vacant, residential; R-1

Property area: 10,450+ square feet-corner lot  
Square footage of structures: 3,800+ sq. feet  
Maximum height: 24 ft. above ground level (two stories)

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1979, by a vote of 8 ayes and one abstention, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall file the necessary segregation request and fee to segregate existing assessments.
2. The applicant shall place the following note on the final map: Water and Sewer service connections do not exist between the main lines and proposed lots. These services must be paid and installed at the time of obtaining a building permit.
3. The applicant shall rename the map as follows: "resubdivision of Lot 20, River Oaks Ranch Unit 1."

4. The applicant shall indicate on the final map a front yard setback of 25 feet and a street side yard of 15 feet.

STAFF EVALUATION: The proposed half-plexes are to be located on a corner lot of the subdivision known as River Oaks Ranch, Unit 1. Under the current Zoning Ordinance duplexes are allowed on corner lots without any special review by the Planning Commission. The proposed half-plexes do not represent any more intense land usage than currently permitted. The only difference will be that each property could be owned by separate individuals. Staff therefore has no objection to the proposed use.

A condition of the tentative map, as approved by the Subdivision Review Committee, stipulated that both the front and street side yard setbacks shall be recorded on the map as determined by the Special Permit. Staff suggests that the front yard and street side yard setbacks be 25 feet and 15 feet respectively.

In reference to the request for Subdivision Modification to waive water and sewer service connections, the Water & Sewer Division recommended that these service connections between the main lines and the lot, be deferred until a building permit is obtained. This recommendation is based on the following reasons:

- a. the street improvements are presently in place and installation of the service connections at this time would require removal and replacement of street improvements;
- b. it is preferred not to have inactive service lines to avoid illegal hookups.

STAFF RECOMMENDATION: Staff recommends the following:

1. Ratification of the Negative Declaration.
2. The rezoning from R-1 to R-1A be approved.
3. The tentative map be approved subject to conditions that follow.
4. The special permit request be approved subject to the condition that follows and based on findings of fact.
5. Recommend approval of the subdivision modification.

Conditions for Special Permit

The front yard setback of 25 feet and the street side yard setback of 15 feet shall be required.

Conditions for Tentative Map

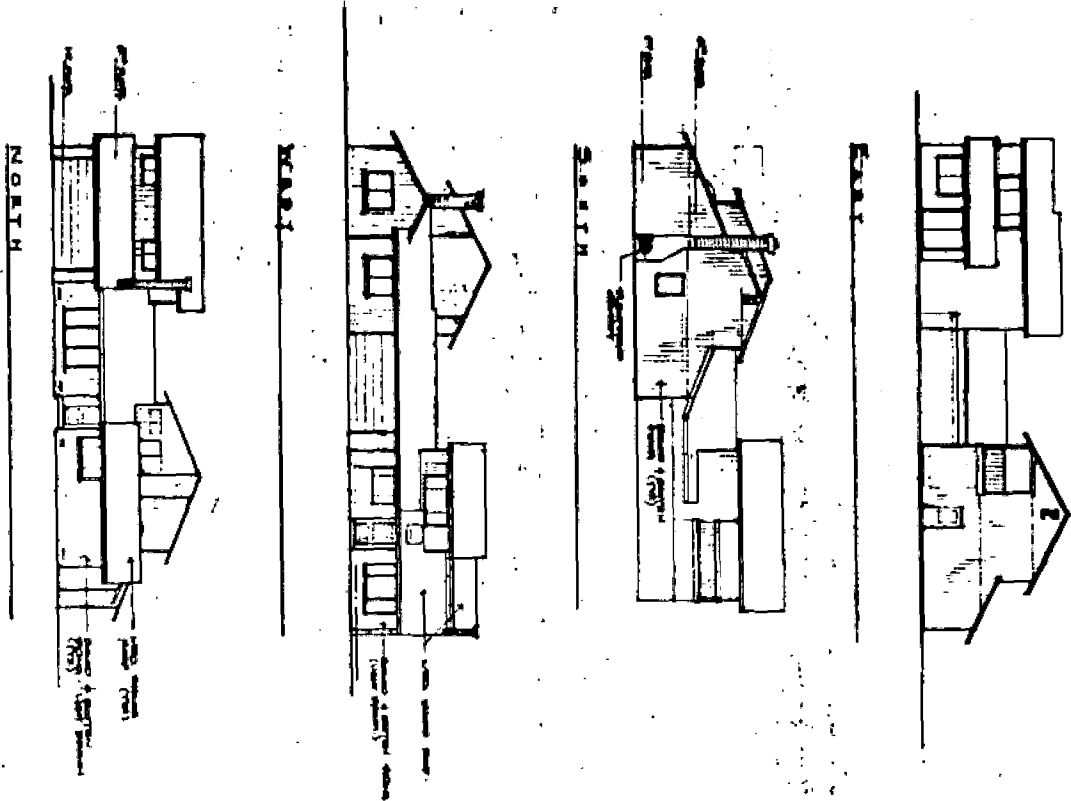
1. The applicant shall file the necessary segregation request and fee to segregate existing assessments.
2. The applicant shall place the following note on the final map: Water & Sewer service connections do not exist between the main lines and proposed lots. These services must be paid and installed at the time of obtaining a building permit.

3. The applicant shall rename the map as follows: "resubdivision of Lot 20, River Oaks Ranch, Unit 1."
4. The applicant shall indicate on the final map a front yard setback of 25 feet and a street side yard of 15 feet.

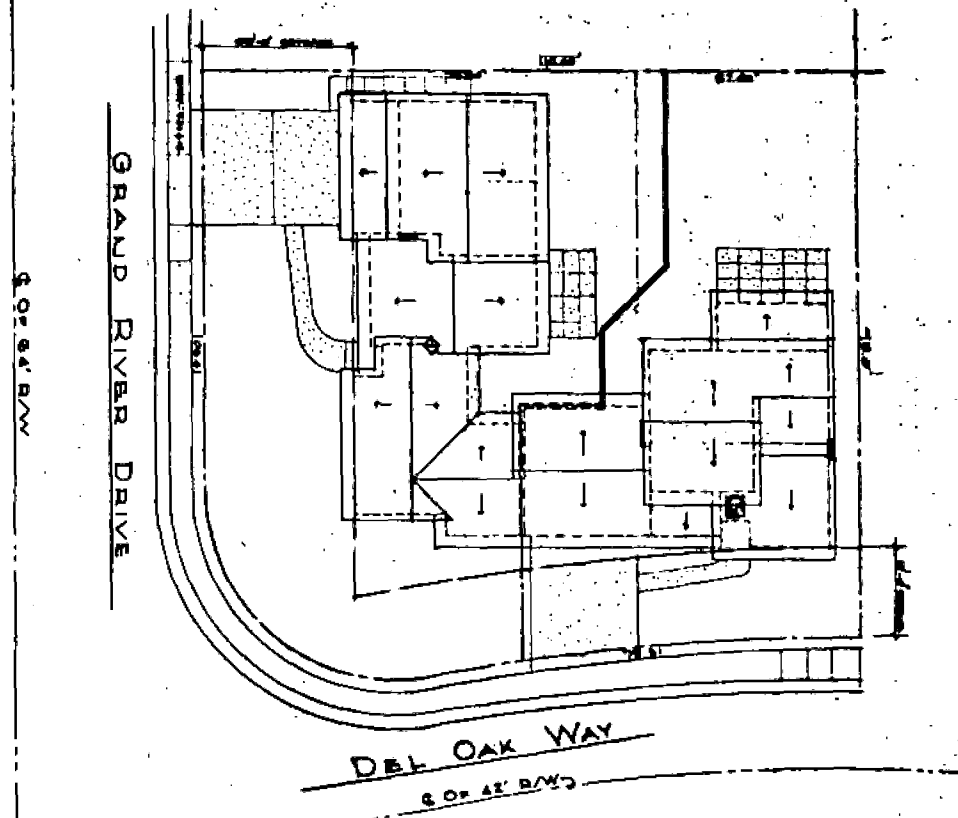
Findings of Fact for Special Permit

1. The project, as conditioned, is based on sound principles of land use in that the proposed half-plex will not result in more intense land usage than presently allowed by the Zoning Ordinance.
2. The project will not be injurious to surrounding properties in that the proposal will not significantly alter the characteristics of the area.
3. The proposal, as conditioned, is consistent with both the General Plan and the South Pocket Community Plan which designates the site for residential purposes.

EXTERIOR ELEVATIONS



ROOF PLAN



SCALE: 1"=10'-0"

P-8926

February 28, 1980

Item No. 9

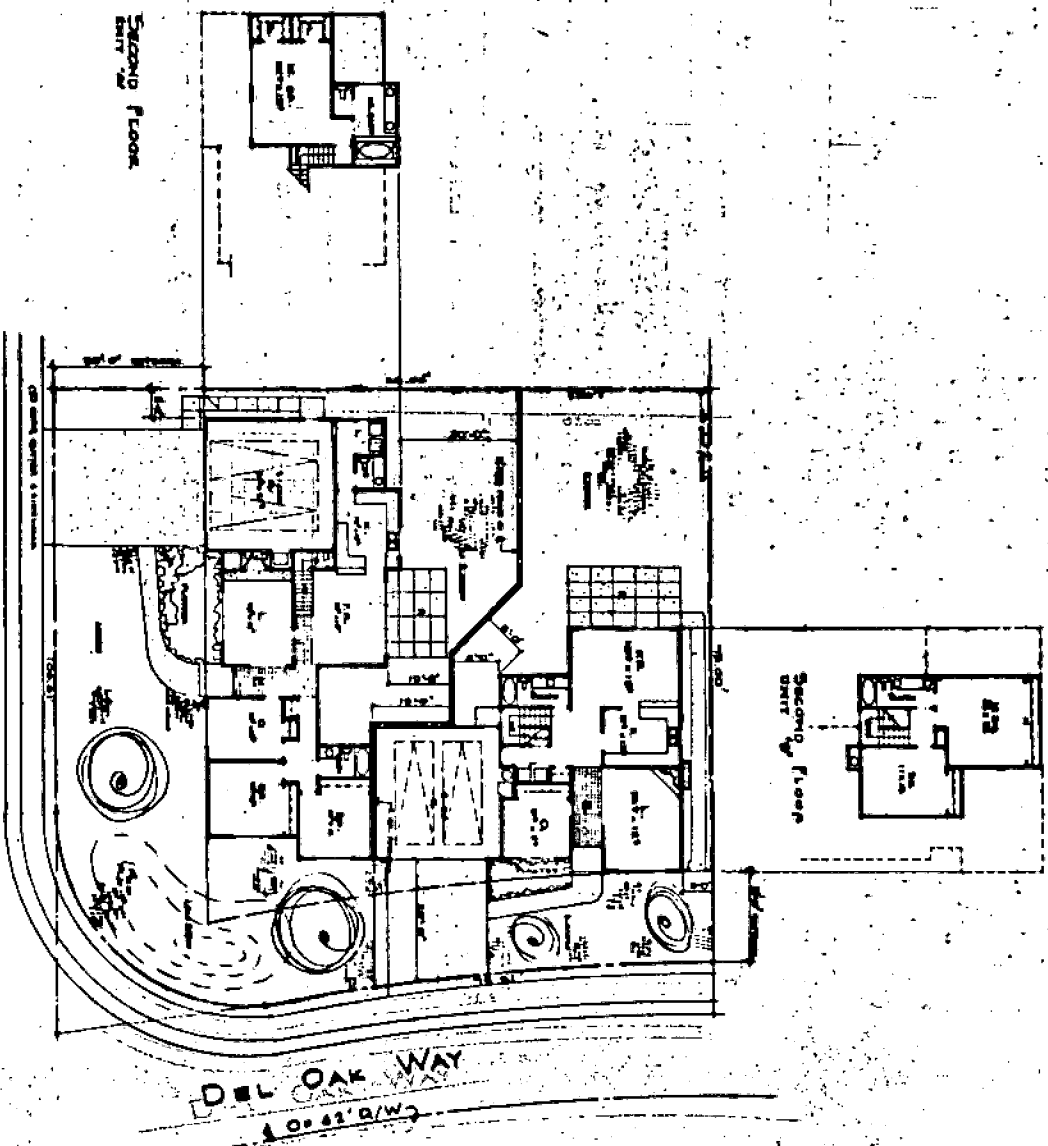
DATE	BY
JAN 9 1980	AM
CHECKED	CA
DATE	BY

HALF-PLEX RESIDENCE (2 UNITS)  
 LOT 20 RIVER OAKS RANCH UNIT N#1  
 GRAND RIVER DRIVE & DEL OAK WAY  
 SACRAMENTO, CALIFORNIA

VIGGO MATHISEN  
 ARCHITECT  
 708 ALHAMBRA BLVD  
 TEL (916) 447-1563


**BUILDING STATISTICS**

UNIT	A	B	C	D
AREA	1400 SQ. FT.	1400 SQ. FT.	1400 SQ. FT.	1400 SQ. FT.
PERMITS	1800	1800	1800	1800
PERMITS	444	444	444	444
PERMITS	1181	1181	1181	1181
PERMITS	1778	1778	1778	1778
PERMITS	494	494	494	494



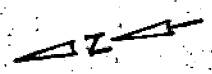
**SITE DEVELOPMENT & FLOOR PLAN**

± OF 64' B/W

GRAND RIVER DRIVE

DEL OAK WAY  
± OF 64' B/W

P-8926



February 28, 1980

Item No. 9

NO.	2
DATE	
BY	
APP'D	
DATE	
BY	
APP'D	
DATE	

HALF-PLBX. RESIDENCE (2 UNITS)  
LOT 20 RIVER OAKS RANCH UNIT N#1  
GRAND RIVER DRIVE + DEL OAK WAY  
SACRAMENTO, CALIFORNIA

VIGGO MATHIASSEN  
ARCHITECT  
708 ALHAMBRA BLVD  
TEL. (916) 447-1368




1. ORDINANCE NO. 4330 , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SOUTHEAST CORNER OF GRAND OAKS WAY & DEL OAKS WAY FROM THE R-1 SINGLE FAMILY RESIDENTIAL ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P- 8926 ) (APN: 031-540-20)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the R-1 Single Family Residential zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone(s) and placed in the R-1A Townhouse zone(s).

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

## RESOLUTION NO. 80-180

Adopted by The Sacramento City Council on date of  
April 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST  
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP  
FOR LOT 20 RIVER OAKS RANCH UNIT #1 GRAND RIVER  
AND DEL OAK WAY, SACRAMENTO, CALIFORNIA (P-8926)  
(APN: 031-540-20)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for property located at the southeast corner of Grand River Drive and Del Oak Way (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on April 1, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the South Pocket Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

APPROVED  
BY THE CITY COUNCIL

APR 1 1980

OFFICE OF THE  
CITY CLERK

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Given that the street improvements are already existing, it is impractical to provide the service connections at this time.

\_\_\_\_\_

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The division of the property does not involve financial benefit through the waiver of service connections in that the connections will be provided when the parcels are developed.

c. That the modification will not be detrimental to the public health, safety or welfare nor be injurious to other properties in the vicinity.

Fact: Since the services will be obtained at the time of securing building permits, the modification does not constitute a hazard to the public health, safety or welfare.

\_\_\_\_\_

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The site is intended for residential use and the proposed parcel split is consistent with this designation.

\_\_\_\_\_

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
  - 1. The applicant shall file the necessary segregation request and fee to segregate existing assessments.
  - 2. The applicant shall place the following note on the final map: Water and Sewer service connections do not exist between the main lines and proposed lots. These services must be paid and installed at the time of obtaining a building permit.
  - 3. The applicant shall rename the map as follows: "resubdivision of Lot 20, River Oaks Ranch Unit 1."
  - 4. The applicant shall indicate on the final map a front yard setback of 25 feet and a street side yard of 15 feet.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK





# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 440-5426

LORRAINE MAGANA  
CITY CLERK

March 11, 1980

George King & Lyon Mutual Invest.  
2580 Fair Oaks Boulevard  
Sacramento, CA 95825

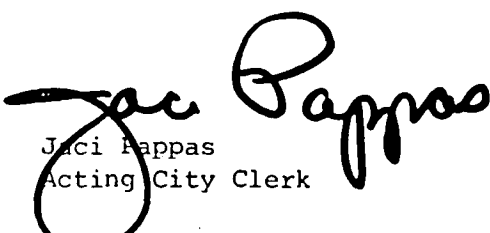
Gentlemen:

Notice is hereby given that a hearing date of April 1, 1980 has been set in the matter of SUBDIVISION MODIFICATION to waive service connections; REZONE from R-1 to R-1A and TENTATIVE MAP to divide .2<sup>+</sup> acre into 2 half-plex lots, requests for property located at the southeast corner of Grand Oaks Way and Del Oaks Way. (P-8926)

The hearing will be held at 7:30 p.m., Council Chamber, second floor, 915 I Street, Sacramento, CA.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only if a written request is delivered to this office no later than 12:00 Noon the Monday before the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, you may obtain continuance only by appearing before the City Council at the time the hearing is scheduled and requesting the continuance.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JR:HC

cc: Underwood-Wiese  
ME/IB Seebach  
Planning Department



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 448-5426

LORRAINE MAGANA  
CITY CLERK

April 2, 1980

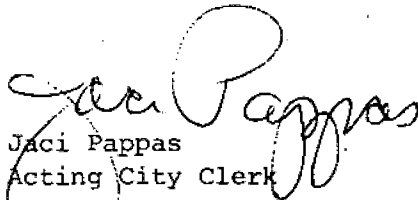
George King & Lyon Mutual Invest.  
2580 Fair Oaks Boulevard  
Sacramento, CA 95825

Gentlemen:

On April 1, 1980, the City Council adopted the enclosed certified resolution adopting Findings of Fact, approving a request for subdivision modification and tentative map for Lot 20 River Oaks Ranch Unit #1 Grand River and Del Oak Way, Sacramento, California. (P-8926) (APN: 031-540-20)

The Council also adopted the enclosed certified ordinance rezoning property located at the Southeast corner of Grand Oaks Way and Del Oaks Way from the R-1 Single Family Residential zone to the R-1A Townhouse zone.

Sincerely,

  
Jaci Pappas  
Acting City Clerk

JP:HOV

Encls.

cc: Underwood-Weise  
Planning Department

Item No. 29